

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2022/0465

Officer: T.Lunn

Date Received: 09/09/2022

Date: 23/09/2022

Particulars of Development: Proposed erection of a dwelling.

Location of Development: Land at Basford View, Cheddleton

Acceptance

Site Visit -23/09/2022

Personal Injury Records;

Current records show that there were not any Personal Injury Collisions on Leek Road within 50 metres either side of Basford View's junction with the Leek Road for the previous five years. Staffordshire County Council do not hold any Personal Injury Collision records on Basford View as Basford View is a private road.

Background;

The site is located on Basford View which is a private single-track road with some passing places and serving several residential properties.

Basford View's junction with the A520 Principal Road has a speed limit of 30 mph and a speed camera along this stretch. The junction is wide enough to accommodate vehicles accessing, egressing and passing at this point, allowing traffic to exit the A520 unhindered. It is therefore suitable to accommodate the additional traffic generated by the new development off the private road.

Leek Road (A0520) is a primary route connecting Stafford and Stone to Leek. There is a bus service from Hanley to Leek with a bus stop within a 5-minute walk of the site providing public transport to Leek (approx.3 miles) and Hanley (approx. 7 miles).

Proposal;

Proposed erection of a dwelling.

Comments on Information submitted:

This proposal is for a 3-bedroom dwelling within land currently occupied by garages. The proposed dwelling will have provision for the parking of 2 vehicles as detailed on submitted Drawing ref. 1658-AL16B and is in accordance with Staffordshire Moorlands Parking Standards which state; Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The proposal would not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2022/0465).

Note to Planning Officer:

The submitted red outline plan does not connect with the adopted highway (Leek Road A0520).

Commissioner for the Built County
On behalf of the County Council
As Highway Authority